



Averingcliffe Road, Thorpe Edge,

£250,000

* FORMER CONGREGATIONAL CHURCH * EXTENDED BY CURRENT OWNER *

* ABUNDANCE OF USES (stpp) * POTENTIAL RESIDENTIAL DEVELOPMENT *

* GOOD SIZED PLOT * FURTHER LAND OFF-SITE * NO CHAIN * COMPLETE BLANK CANVAS!!! *

Unique to the market and available with vacant possession, is this modern well maintained detached building.

Ideal for a number of uses - either commercial or residential (subject to any relevant planning consents).



Entrance

Main Room

41'9" x 25'1" (12.73m x 7.65m)

Room One

11'3" x 8'7" (3.43m x 2.62m)

Room Two

9'8" x 14'4" (2.95m x 4.37m)

WC Room One

With low suite wc.

WC Room Two

With low suite wc.

Kitchen

6'2" x 9'8" (1.88m x 2.95m)

Room Three

20'3" x 20'1" (6.17m x 6.12m)

First Floor

Room Four

41'8" x 21' (12.70m x 6.40m)

Exterior

Situated on lawned grounds together with an additional parcel of land situated off-site.

Directions

From our office in Idle village proceed along The Green towards Hampton PI, The Green turns left and becomes Albion Rd, turn left to stay on Albion Rd, turn right onto Old Park Rd, at the roundabout take the 1st exit and stay on Old Park Rd, turn right onto Orchard Grove, right onto Averingcliffe Rd and the property will shortly be seen displayed via our For Sale board.

TENURE

FREEHOLD

Council Tax Band

Currently exempt as a church.



Agent Notes & Disclaimer We endeavour to make our particulars fair, accurate and reliable. The information provided does not constitute or form part of an offer or contract, nor may it be regarded as representation. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and for guidance only, as are floorplans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for purpose. We strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. **Money Laundering Regulations** Intending purchasers will be asked to produce identification and proof of finance. We would ask for your co-operation in order that there will be no delay in agreeing a sale. We are covered and members of The Property Ombudsman.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			EU Directive 2002/91/EC		

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